

094.0

0007

0011.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

795,300 / 795,300

USE VALUE:

795,300 / 795,300

ASSESSED:

795,300 / 795,300


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CARMODY CHRISTOPHER/MINDY	
Owner 2:	
Owner 3:	
Street 1: 21 PETER TUFTS ROAD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: CARMODY CHRISTOPHER/MINDY -
Owner 2: -
Street 1: 21 PETER TUFTS ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1760 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6484		Sq. Ft.	Site		0	70.	0.95	5									430,165						430,200	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
101								61989				GIS Ref	
6484.000								Entered Lot Size				GIS Ref	
365,100								Total Land:				Insp Date	
430,200								Land Unit Type:				04/02/09	
795,300												!7771!	
0.149												PRINT	
365,100								Date				Date	
430,200								12/23/2021				Time	
795,300								12/10/2020				12/30/21	
784,700								12/18/2019				06:09:04	
784,800								1/3/2019				Prior Id # 1:	
702,700								1/3/2017				Prior Id # 2:	
592,100								12/20/2017				Prior Id # 3:	
561,400								1/3/2017				ekelly	
561,400								12/11/2014				ASR Map:	
491,500												Fact Dist:	
491,500												Reval Dist:	
												Year:	
												LandReason:	
												BldReason:	
												CivilDistrict:	
												Ratio:	

PREVIOUS ASSESSMENT								Parcel ID				PAT ACCT.	
SALES INFORMATION								TAX DISTRICT				ACTIVITY INFORMATION	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
CARMODY CHRISTO	50349-551		11/15/2007	Family	320,000	No	No						
CARMODY CHRISTO	31844-162		9/12/2000	Family	99	No	No	4					
CURRAN ROBERT/E	28642-365		5/29/1998		240,000	No	No	Y					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 15 - Old Style	1	Rating: Good		Full Bath: 1	Rating: Very Good			OF=SINK IN BMT.														
Sty Ht: 2A - 2 Sty +Attic				A Bath: 1																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1 - Concrete				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall:		%		OthrFix: 1	Rating: Fair																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1														
Color: GRAY				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Frl:	Rating:			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
Grade: C - Average				CONDOS INFORMATION				Lvl 2														
Year Blt: 1927	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:	Alt %:			Total Units:				Lower														
Jurisdct: G6	Fact: .			Floor:				Totals				RMs: 6	BRs: 3	Baths: 1	HB							
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL											
Prim Int Wal 2 - Plaster				Functional:	%	Interior:		1	6	3												
Sec Int Wall:		%		Economic:	%	Additions: 2004																
Partition: T - Typical				Special:	%	Kitchen:																
Prim Floors: 3 - Hardwood				Override:	%	Baths:																
Sec Floors: 4 - Carpet	25 %		Total: 18.6 %			Plumbing:																
Bsmnt Flr: 12 - Concrete						Electric:																
Subfloor:						Heating:																
Bsmnt Gar: 1						General:																
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext:																						
Heat Fuel: 1 - Oil																						
Heat Type: 5 - Steam																						
# Heat Sys: 1																						
% Heated: 100	% AC:																					
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 094.0-0007-0011.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	18X12	A	AV	1999		0.00	T	16	101										
More: N				Total Yard Items:				Total Special Features:				Total:										